



City of Alameda • California

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, SEPTEMBER 26, 2005
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

City Hall will Open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speakers' time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE: 7:00 p.m.
2. FLAG SALUTE:
3. ROLL CALL: President Cunningham, Vice-President Cook, Kohlstrand, Lynch, Mariani, McNamara and Piziali.
4. MINUTES: Minutes for the meeting of August 8, 2005.
(Continued from the meeting of September 12, 2005.)

Minutes for the meeting of September 12, 2005.
5. AGENDA CHANGES AND DISCUSSION:
6. ORAL COMMUNICATION:

* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5 minute time limit.
7. 2005-2006 ELECTION OF PLANNING BOARD OFFICERS:
(Continued from the meeting of September 12, 2005.)

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

- 8-A. **DR05-0030, UP05-0013; Italo Calpestri III for Anita Ng; 1305-1311 Park Street (AT).** The applicants request approval of Major Design Review to allow construction of a two story 3,115 square-foot addition to replace existing additions of 1,300 square feet at the rear of a commercial building. The proposed project results in a net gain of 515 square feet of ground floor commercial space and 1,300 square-feet on the second floor. The second floor, ultimately comprising 1,500 square feet of floor area, will contain two (2) residential units each approximately 750 square feet in size. A Use Permit is required for the dwelling units pursuant to AMC Subsection 30-4.9A.C.1(s), because the units do not comply with off-street parking requirements. The site is located within the Park Street C-C T, Community Commercial Theatre Combining District.

9. REGULAR AGENDA ITEMS:

- 9-A. **PDA05-0003 Applicant: Joe Ernst/SRM Associates (DG).** The applicant proposes a Planned Development Amendment to amend the Harbor Bay Business Park landscaping and lot coverage provisions as established in Resolution 1203. This Amendment would affect Lots 1-6, 8 and 12 of Tentative Parcel Map 8574. These lots are fronting on or southerly of 1900 and 2000 North Loop Road. The proposed Planned Development Amendment would allow a five percent (5%) increase in building coverage for parcels larger than 5.5 acres. Currently, maximum allowed building coverage is thirty five percent (35%) for lots larger than 5.5 acres and forty percent (40%) on lots smaller than 5.5 acres. The maximum lot coverage allowed on lots smaller than 5.5 acres would not be affected. The proposed Planned Development Amendment would also decrease the minimum landscape coverage by five to ten percent (5 to 10%), depending on lot size. Currently, 30% landscaping coverage is required on lots smaller than 5.5 acres and 25% landscaping coverage is required for parcels larger than 5.5 acres. The proposed Planned Development Amendment would decrease the landscaping requirement to twenty percent (20%) for these lots regardless of size. The property is zoned C-M – PD (Commercial-Manufacturing – Planned Development.) **(Continued from the meeting of August 22, 2005.)**
- 9-B. **FDP05-0002/DR05-0057 Applicant: Joe Ernst/SRM Associates (DG).** The applicant requests a Final Development Plan and Design Review for four (4) new flex warehouse, office and light manufacturing facilities ranging in size from 13,900 to 33,272 square feet on 6.41 acres adjacent to and southerly of 2000 North Loop Road (Parcels 8-12 on Tentative Parcel Map No. 8574). These facilities will be on one lot of approximately 11.53 acres until the final map is approved. The property is zoned C-M – PD (Commercial-Manufacturing – Planned Development.) **(Continued from the meeting of August 22, 2005.)**

10. WRITTEN COMMUNICATION:

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Northern Waterfront Plan (Vice-President Cook).
- b. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).
- c. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board member Mariani).
- d. Oral Status Report regarding the Transportation subcommittee (Board member Kohlstrand).

12. STAFF COMMUNICATION:

13. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Sign language interpreters will be available upon request. Please contact Latisha Jackson, Planning & Building Department, at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact Latisha Jackson, Executive Assistant, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.